

When Recorded Return to:
GEORGE F. KOLEY
CAROLINE L. KOLEY
981 Chestnut Loop
Mount Vernon WA 98274



200906050123

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV3453 MJJ Title Order No: IC47126

STATUTORY WARRANTY DEED

THE GRANTOR **MONTREAUX 1, LLC**, a Washington Limited Liability Company

for and in consideration of **Four Hundred Eight Thousand Four Hundred Twenty-Nine and 74/100...(\$408,429.74) DOLLARS** in hand paid, conveys and warrants to **GEORGE F. KOLEY and CAROLINE L. KOLEY, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 44, MONTREAUX PHASE 1, according to the plat thereof, recorded July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

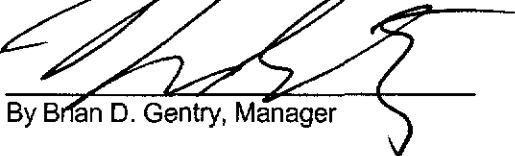
Situated in Skagit County, Washington

Tax Parcel Number(s): 4935-000-044-0000 P126437

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: May 27, 2009

MONTREAUX 1, LLC


By Brian D. Gentry, Manager

1612
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

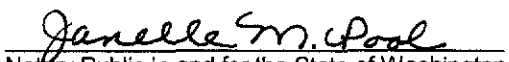
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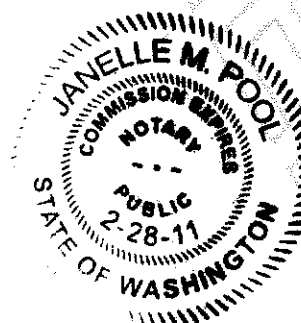
Amount Paid \$ 7275.05
Skagit Co. Treasurer
By *man* Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian D. Gentry to me known to be the Manager of Montreaux 1, LLC, the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: June 1, 2009


Notary Public in and for the State of Washington
Residing at
My appointment expires:
Printed Name of Notary: 02/28/11



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EXHIBIT 'A'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



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